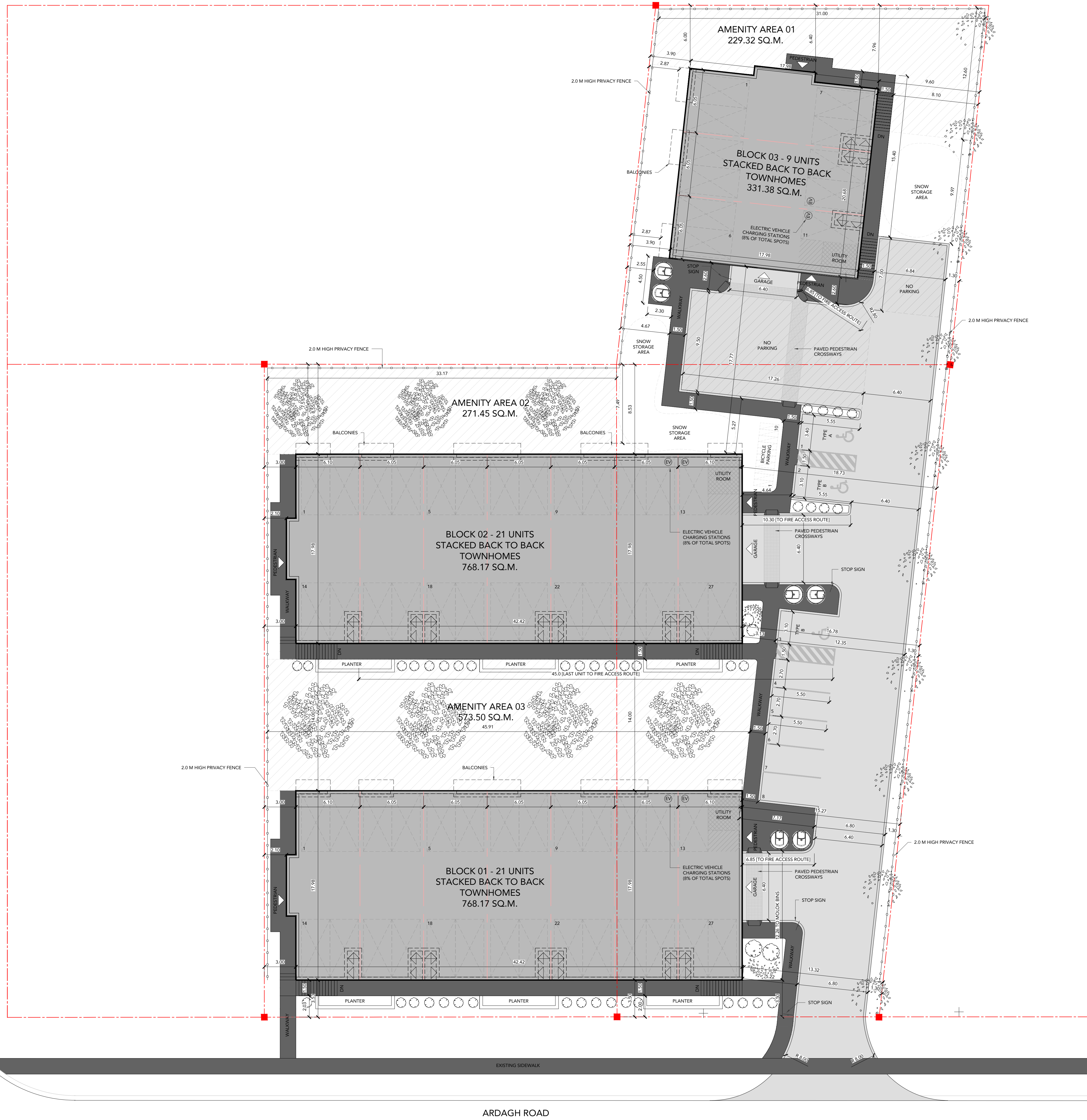
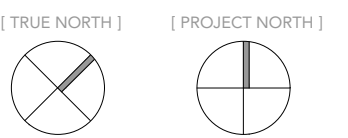


ZONING LEGEND		
RESIDENTIAL STANDARDS FOR TOWNHOUSES - BACK TO BACK		
ADDRESS: 324 ARDAGH ROAD, BARRIE	ZONING: RM2	
STANDARDS	PERMITTED	PROVIDED
LOT AREA [MIN.]	720.00 SQ. M.	4910.59 SQ. M.
LOT FRONTAGE [MIN.]	21.00 M.	58.44 M.
FRONT YARD SETBACK [MIN.]	7.00 M.	3.50 M. (BLOCK 01)
FRONT YARD SETBACK (PORCH ENCROACHMENT)	3.00 M.	2.00 M. (BLOCK 01)
SIDE YARD SETBACK ONE SIDE [MIN.]	1.20 M.	2.10 M. (BLOCKS 01 AND 02)
SIDE YARD SETBACK OPPOSITE SIDE [MIN.]	N.A.	9.60 M. (BLOCK 03)
REAR YARD SETBACK [MIN.]	7.00 M.	8.53 M (BLOCK02) 6.00 M (BLOCK 03)
LANDSCAPED OPEN SPACE [MIN. %]	35.00 %	49.19 % (2415.65 SQ. M.) (BUILDINGS, PORCHES AND PRIVATE LANEWAY DEDUCTED)
LOT COVERAGE [MAX. %]	35.00 %	BUILDINGS (1867.72 SQ. M., 38.03%) PORCHES (154.12 SQ.M.) 2021.84 SQ.M. TOTAL (41.17 %)
GROSS FLOOR AREA [MAX. %]	60.00%	122.03 % (9992.12 SQ. M.)
MIN. GENERAL AMENITY AREA PER UNIT	12 SQ. M. / UNIT (612 SQ.M.)	21.06 SQ.M./UNIT (1074.27 SQ.M.) TOTAL AMENITY SPACE
[NOT CONSOLIDATED FORM AND NOT REQUIRED FOR BACK-TO-BACK TOWNHOUSES AS PER S. 5.3.2.8 OF THE BY-LAW]		AMENITY AREA 01 = 229.32 SQ.M. AMENITY AREA 02 = 271.45 SQ.M. AMENITY AREA 03 = 573.50 SQ.M.
MAX. DENSITY PER HECTARE	N/A AS PER S.5.2.5.1.	104 UNITS / HA (51 UNITS)
MAX. HEIGHT	10.00 M	15.44M
MAX. NUMBER OF CONTIGUOUS UNITS IN A ROW	8	7
PARKING SPACES PER UNIT [MIN]	1.5 / UNIT (77 TOTAL)	1.43 / UNIT (73 TOTAL) INCLUDING VISITOR PARKING
BARRIE-FREE PARKING SPACES [MIN]	2 TYPE A SPACE 2 TYPE B SPACES 4 B.F. SPACES TOTAL	1 TYPE A SPACE 2 TYPE B SPACES 3 B.F. SPACES TOTAL
BICYCLE PARKING SPACES PER UNIT [MIN]	N/A	10 TOTAL
INTERNAL PRIVATE ROADWAY WIDTH [MIN]	6.40 M	6.40 M
FRONT YARD FENCE HEIGHT [MAX]	1.00 M	NO FENCE IN FRONT YARD
LANDSCAPE BUFFER - PARKING [5.3.7.1.]	3.00 M	1.30 M EAST SIDE YARD
LANDSCAPE BUFFER - TIGHT BOARD FENCE HEIGHT [5.3.7.1.]	2.00 M	2.00M FENCE PROVIDED
THE STORAGE OF GARBAGE, RECYCLABLES, AND ORGANIC WASTE SHALL BE WITHIN THE MAIN BUILDING OR AN ACCESSORY BUILDING THAT IS WEATHER TIGHT, CONTAINING A SOLID ROOF, WALLS, ROLL-UP DOOR AND AN EXTERIOR FINISH CONSISTENT WITH THAT OF THE MAIN BUILDING.		NON-COMPLIANT MOLOK SYSTEM PROPOSED
ANY ACCESSORY BUILDING ACCOMMODATING GARBAGE, RECYCLABLES, AND ORGANIC WASTE SHALL NOT BE PERMITTED WITHIN THE FRONT YARD.		COMPLIANT
ANY ACCESSORY BUILDING ACCOMMODATING GARBAGE, RECYCLABLES, AND ORGANIC WASTE SHALL NOT BE PERMITTED WITHIN 10 METRES OF THE FRONT FACE OF THE MAIN BUILDING.	10.00 M	COMPLIANT 12.26 M
THE MAIN OPENING OF AN ACCESSORY BUILDING ACCOMMODATING GARBAGE, RECYCLABLES, AND ORGANIC WASTE SHALL NOT FACE ANY STREET FRONTAGE, AND,		COMPLIANT
SECONDARY MEANS OF ACCESS TO GROUND LEVEL REQUIRES 7.0 M OF LANDSCAPED OPEN SPACE IN ADDITION TO OTHER REQUIRED OPEN SPACE	7.00 M	2.10 M (BLOCK 01 AND 02) 6.40M (BLOCK 03)



ISSUED FOR RESUBMISSION - 01.06.2026



GENERAL NOTES

- [1] DRAWINGS ARE TO BE READ NOT SCALED.
- [2] DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED.
- [3] UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION.
- [4] ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER.
- [5] IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED.
- [6] THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF JUSTIN SHERRY DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

REVISIONS

NO.	DESCRIPTION	DATE
1	TRAFFIC ENG.	10.21.2024
2	ZONING MATRIX	11.01.2024
3	PLAN BOUNDARY	03.06.2025
4	ADJACENT PROPERTY INC.	06.11.2025
5	ZBA REVIEW COMMENTS	01.06.2026

SITE PLAN

[DRAWN BY]	JUSTIN SHERRY
[CHECKED BY]	JUSTIN SHERRY
[SCALE]	N.T.S.
[PROJECT NO.]	2024-051

324 & 328 ARDAGH ROAD
BARRIE, ONTARIO

[PAGE NO.]

[SP]

SCALE: 1/32" = 1'-0"

[CONCEPTUAL SITE PLAN D]